

ZB# 87-34

Joseph & Laura Zaccaro

55-1-55.1

87-34 - Zaccaro, Joseph - lot area

Public Hearing
June 8, 1987

Public Hearing
8/10/87.

Notice to
Sealed
on 7/8/87.

Area Variance
Granted on
8/10/87

RECEIVED
Sept. 14, 1987
L. Shapiro
Clerk

TOWN CLERK
TOWN OF NEW BRUNSWICK
CE
TOWNSHIP SUPERVISOR

General Receipt

9118

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

July 16 19 87
\$ 25-00

Received of

Joseph Zaccaro

Twenty Five and 00/100

DOLLARS

For

Z.B.C. Application Fee

87-34

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 0992		
25.00		

By

Donna G. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

87-34

Date: 7/8/87

I. Applicant Information:

- (a) JOSEPH & LAURA ZACCARO 6 HILLSIDE RD MONROE, N.Y. 783-2329
(Name, address and phone of Applicant) (Owner)
- (b) N/A
(Name, address and phone of purchaser or lessee)
- (c) CHRIS MARTENS 19-21 DEWITT AVE. MIDDLETON, N.Y. 343-4600
(Name, address and phone of attorney)
- (d) N/A
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) R1 BULL ROAD NEW WINDSOR N.Y. 55-1-55.1 41,005 SQ.
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R1
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? Oct. 1986
- (e) Has property been subdivided previously? YES When? 10-24-73
- (f) Has property been subject of variance or special permit previously? NO When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____
- _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Sold our permanent residence in Oct. 1986
& closed on aforementioned property in December
in the hopes of constructing a new family residence
We have been residing with relatives since the
sale of our home and we are under time
constraints to vacate our present quarters.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. C.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>43,560</u>	<u>41,005</u>	<u>2,555</u>
Min. Lot Width		<u>none</u>
Reqd. Front Yd.		<u>none</u>
Reqd. Side Yd. <u>/</u>	<u>/</u>	<u>none</u>
Reqd. Rear Yd.		<u>none</u>
Reqd. Street Frontage*		<u>none</u>
Max. Bldg. Hgt.		<u>none</u>
Min. Floor Area*		<u>none</u>
Dev. Coverage* <u>%</u>	<u>%</u>	<u>none %</u>
Floor Area Ratio**		<u>none</u>

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

See response to IV (b). Will have difficulty even
selling this parcel in order to purchase
another parcel of land enabling us to build
our home. We have appeared before the
planning zoning board on 6/18/87 and our
initial application was denied.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

We plan to construct a one family residence
for our own use and will conform to
all codes with regard to this construction

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ N/A Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ N/A Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date June 8, 1987

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Joseph Zaccaro
(Applicant)

Sworn to before me this
8th day of June, 1987.

Diana Lynn Fasano

DIANA LYNN FASANO
Notary Public, State of New York
Qualified in Orange County
No. 4696102
Commission Expires March 30, 1989
APRIL

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

file

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

JOSEPH AND LAURA ZACCARO

#87-34.

-----X

WHEREAS, JOSEPH AND LAURA ZACCARO, 6 Hillside Road, Monroe, New York 10950, have made application before the Zoning Board of Appeals for 2,555 sq. ft. lot area variance to construct one-family residential dwelling on Bull Road in an R-1 zone; and

WHEREAS, a public hearing was held on the 10th day of August, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants appeared with their attorney, Chris Martens, Esq.; and

WHEREAS, the application was opposed by several area residents; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking to construct a one-family residential dwelling with insufficient lot area at premises located above.

3. The evidence presented by the applicant substantiated the fact that a 2,555 sq. ft. lot area variance would be required in order for applicant to meet the bulk requirement for an R-1 zone.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted because applicant cannot purchase additional land within which to construct residence.

2. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 2,555 sq. ft. lot area variance to applicant in accordance with plans submitted to the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 14, 1987.


Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

August 11, 1987

Mr. and Mrs. Joseph Zaccaro
6 Hillside Road
Monroe, N. Y. 10950

RE: APPLICATION FOR AREA VARIANCE
#87-34

Dear Mr. and Mrs. Zaccaro:

This is to confirm that the Zoning Board of Appeals made a decision to GRANT your above request for a variance at the August 10, 1987 meeting.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA A. BARNHART
Secretary

/pab

cc: Town Planning Board
Michael Babcock, B. I.
Chris Martens, Esq.

Received & filed Aug 2, 1987
8/10/87

To whom it may concern:

We as residents of Bull Rd received notice that Mr & Mrs. Zaccaro have applied for a variance to construct a single family home on a existing undersized lot.

We feel that to approve this variance it would not be in the interest of neighboring properties. We always have had water and drainage problems, most of this area property is considered wetlands. We feel that to allow them to build on a undersized lot, as per zoning laws would only add to our water and drainage problems.

If this variance is passed it would also set forth a precedent for future homes to be built on other inadequate lots in the area. It should be kept within the zoning law regulations.

We have families with 4 or more acres that when they asked for a variance to put a trailer on their property were turned down.

All of the families are not able to attend this meeting but our signatures on this paper acknowledge our feelings.

Thank you.

123 Bull Rd Ruben Detuen ss.

123 Bull Rd. Margaret C. DeTune

118 Bull Rd D. Pharis R. Vermillion

118 Bull Rd James E Vermillion Jr.

Over

B 7650

Johnny & Vermillion

James E. Vermillion Jr.

Theresa Cook - Shaw Rd. Rock Tavern N.Y.

Barbara Perrone 124 Bull Road

Gary Huston 122 Bull Rd.

Eleanor Huston 122 Bull Rd.

Edmund Huston 122 Bull Rd.

Lianna Huston 122 Bull Rd.

excluding
tailors
good
regalated

4/10

MR. + MRS. Rueben DeFreese JR. 120 BULL RD

Mrs. Mrs. Joseph R. McGinnis 125 BULL RD.

DATE: 8/10/87.

Application #

PUBLIC HEARING - Baccaro, Jos. (Applicant)

NAME:

ADDRESS:

Marge DeFreese

Edmund Huston

Eleanor Huston

all oppose

7122 Bull Rd

LETTER?

PAT

Prelim
June 8, 1987.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 5/5/, 1987

To JOSEPH AND LAURA ZACCARO

6 HILL SIDE ROAD MONROE NY.

PLEASE TAKE NOTICE that your application dated 5/5/, 1987

for permit to BUILD HOME

at the premises located at BULL RD 55-1-55.1

is returned herewith and disapproved on the following grounds:

LOT AREA R 1 ZONE REQ 43,560 SQ FT

PROPOSED 41,005 SQ F VARIANCE REQUEST OF

2,555 SQ F

Mital Balach

Building Inspector

Requirements

Min Lot Area 43,560

Proposed or
Available

41,005

Variance
Request

2,555

OFFICE OF ZONING - BUILDING INSPECTOR

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PROPOSED 41,005 SQ F VARIANCE REQUEST OF
2,555 SQ F

Mital Balach
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>43,560</u>	<u>41,005</u>	<u>2,555</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>7</u>	<u>7</u>	<u>7</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only
** Non-residential districts only

Name of Owner of Premises JOSEPH AND LAURA ZACCARO
Address.....6 HILLSIDE ROAD MONROE, N.Y. Phone 783-2329
Name of Architect PAUL V. CUOMO P.E.
Address.....571 UNION AVENUE NEW WINDSOR N.Y. Phone 561-0448
Name of Contractor ROAL HOME BUILDERS INC.
Address.....153 EAST MAIN ST. WASHINGTONVILLE, N.Y. Phone 914-496-6755
10992
State whether applicant is owner, lessee, agent, architect, engineer or builder: BUILDER
If applicant is a corporation, signature of duly authorized officer.

Robert A. Jassano President
(Name and title of corporate officer)

1. On what street is property located? On the WEST side of BULL ROAD
(N. S. E. or W.)
and 300' feet from the intersection of SHAW RD
2. Zone or use district in which premises are situated RESIDENTIAL
3. Tax Map description of property: Section 55 Block 1 Lot 55.1
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy RAW LAND b. Intended use and occupancy SINGLE FAMILY DWELLING
5. Nature of work (check which applicable): New Building ☒ Addition..... Alteration..... Repair..... Removal.....
Demolition..... Other.....
6. Size of lot: Front 125' 7" Rear 124' 9" Depth 336' 24" Front Yard 72' Rear Yard 238' Side Yard 26'
Is this a corner lot? NO
7. Dimensions of entire new construction: Front 70' Rear 70' Depth 20.5 Height..... Number of stories 2
8. If dwelling, number of dwelling units 1 Number of dwelling units on each floor 9 RMS, TOTAL
Number of bedrooms 4 Baths 2 1/2 Toilets 3
Heating Plant: Gas..... Oil ☒ Electric...../Hot Air..... Hot Water ☒
If Garage, number of cars 2
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use..... N/A
10. Estimated cost \$68,000 Fee.....
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below **must** be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.

Address 153 EAST MAIN ST. WASHINGTONVILLE, N.Y. Phone 914-496-6755

10992

State whether applicant is owner, lessee, agent, architect, engineer or builder: BUILDER

If applicant is a corporation, signature of duly authorized officer.

Robert A. Jusano President
(Name and title of corporate officer)

1. On what street is property located? On the WEST side of BULL ROAD
(N. S. E. or W.)

and 300' feet from the intersection of SHAW RD

2. Zone or use district in which premises are situated RESIDENTIAL

3. Tax Map description of property: Section 55 Block 1 Lot 55.1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy RAW LAND b. Intended use and occupancy SINGLE FAMILY DWELLING

5. Nature of work (check which applicable): New Building ☒ Addition ☐ Alteration ☐ Repair ☐ Removal ☐

Demolition ☐ Other ☐

6. Size of lot: Front 125' 7" Rear 124' 9" Depth 336' 24" Front Yard 72' Rear Yard 238' Side Yard 26'

Is this a corner lot? NO

7. Dimensions of entire new construction: Front 70' Rear 70' Depth 26.5 Height ☐ Number of stories 2

8. If dwelling, number of dwelling units 1 Number of dwelling units on each floor 9 RMS, TOTAL

Number of bedrooms 4 Baths 2 1/2 Toilets 3

Heating Plant: Gas ☐ Oil ☒ Electric ☐ Hot Air ☐ Hot Water ☒

If Garage, number of cars 2

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use N/A

10. Estimated cost \$68,000 Fee ☐
(to be paid on filing this application)

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- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.
- 6—Driveway inspection must meet approval of town Highway Inspector.
- 7—\$20.00 charge for any site that calls for the same inspection twice.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —

Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....*APRIL 30* 19*87*.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets or plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

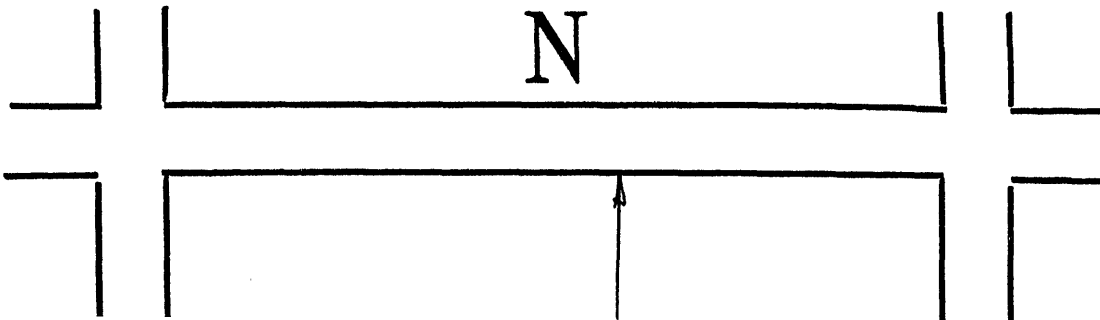
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Robert L. Jackson, Pres. ROAC HOME BUILDERS INC. *153 EAST MAIN ST.*
.....*WASHINGTONVILLE, N.Y. 10992*.....
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



**RETAKE
OF
PREVIOUS
DOCUMENT**

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —

Planning Board.....
Highway.....
Sewer.....
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Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....*APRIL 30*.....19*87*.....

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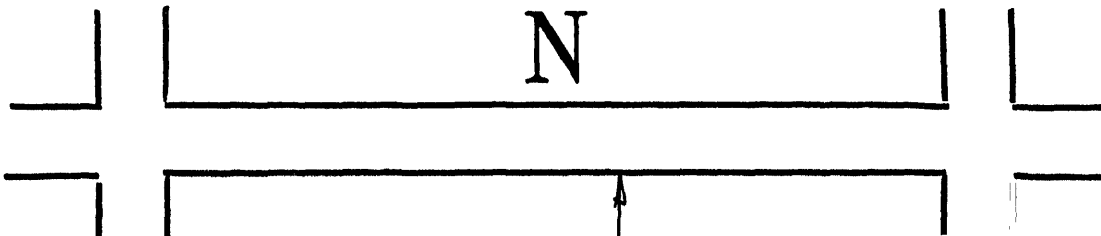
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Robert G. Nassano, Pres. ROAL HOME BUILDERS INC......*153 EAST 42ND ST.*
.....*WASHINGTON 11E, N.Y. 10992*
(Signature of Applicant).....(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

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Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

Pursuant to New York State Building Code and Town Ordinances

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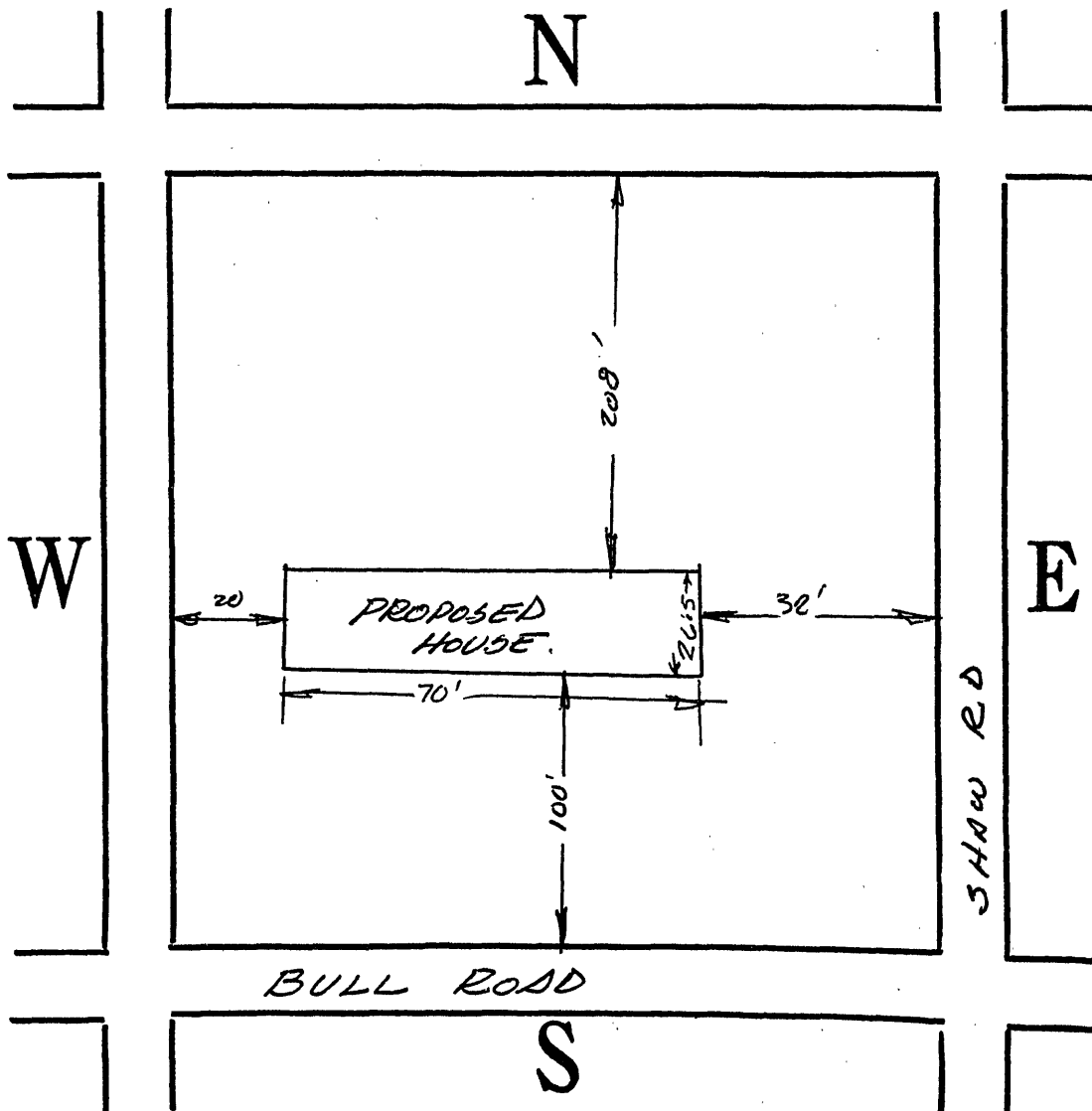
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.....*WASHINGTONVILLE, N.Y. 10992*.....
(Signature of Applicant) (Address of Applicant)

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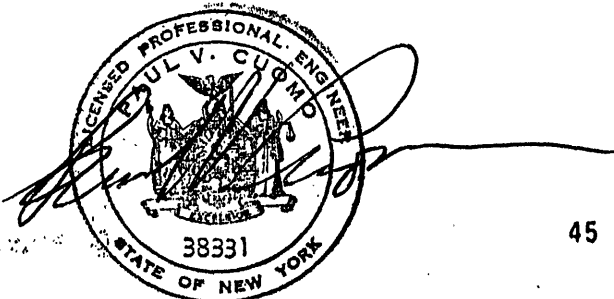


SUMMARY OF TOTAL THERMAL RATING

If the Total Thermal Rating is zero (0) or greater, the proposed design for the building envelope complies with the Energy Code.

	AREA	U-VALUE	THERMAL RATING	TABLE USED
A. ROOF/CEILING	<u>840</u> <u>840</u>	<u>.050</u> <u>.050</u>	<u>0</u> <u>0</u>	<u>6-1</u> <u>6-1</u>
B. NET WALLS	<u>1837</u>	<u>.049</u>	<u>0</u>	<u>6-1</u>
C. GLAZING				
Window	<u>169</u>	<u>.55</u>	<u>0</u>	<u>6-3</u>
Window	<u>150</u>	<u>.55</u>	<u>0</u>	<u>6-3</u>
Skylights	<u>24</u>		<u>-13</u>	<u>6-3</u>
D1. FLOORS	<u>840</u>	<u>.047</u>	<u>+9</u>	<u>6-1</u>
D2. BASEMENT/CELLAR WALLS				
Wall Perimeter	<u>N/A</u>	Feet		
Exposure Above Grade		Feet		
Wall U-Value				
Depth of Wall U-Value				
Below Grade		Inches		
D3. SLAB INSULATION				
Slab Perimeter	<u>N/A</u>	Feet		
Insulation R-Value				
E. INFILTRATION CONTROL				
Conditioned Floor Area	<u>N/A</u>	Sq. Ft.		
F. SOUTH FACING GLAZING				
South Glass/Total Glass	<u>45</u>	Percent		
Gl. Area/Gross Wall Area	<u>7</u>	Percent		
Conditioned Floor Area	<u>1680</u>	Sq. Ft.	<u>7</u>	<u>6-9</u>

TOTAL THERMAL RATING +3



43.2
183.3 A(C)

43.1
2.8A
SHOW SUB MAP 4334

45.1
3.1A(C)

44
13.6A(C)

45.22
1.8A

59.2
2.2A

51
2.6A(C)

59.1
2A

57
4A

58
5.2A

56
4.6A

55
3.7A

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4.1A(C)

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Rec'd 7/27/87
ZBA

8/10/87

Bull Road
Washingtonville, N.Y. 10992

July 21, 1987

Ms. Patricia A. Barnhart
New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

Dear Ms. Barnhart:

Mr. & Mrs. Zaccaro have contacted me regarding building their home on Bull Road in the Town of New Windsor.

My property adjoins their property and I want to state that I have no objection to their home being built on land that is just short of one acre. In fact, it would be to our advantage to have a house built on that property rather than have a piece of overgrown land. They have shown me the plans for their house and I think it would definitely add to the neighborhood; it certainly would not distract from it.

I hope that the Zoning Board can see fit to issue a variance for this lovely couple to build their home in our neighborhood.

Sincerely,

Marie Sharpe

Mrs. John J. Sharpe, Jr.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

14

July 13, 1987

Mr. Christopher Martens, Esq.
19-21 Dewitt St.
Middletown, NY 10940

Re: Variance List/55-1-55.1
Joseph P. & Laura J. Zaccaro

Dear Mr. Martens:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$35.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, N.Y.

Very truly yours,

Christian E. Jahrling/cf
CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

CEJ/cp
Attachments

Bergonzi, Giovanni & Angelina
234 Shaw RD.
Rock Tavern, NY 12575

Maehrlein, Charles H. & Alice I
Shaw Rd.
Rock Tavern, NY 12575

Migliorini, Joseph R. & Deborah A.
Bull Road
Washingtonville, NY 10992

Beneducci, Joseph F. & Marie L.
1779 81st St., Apt. B3
Brooklyn, NY 11214

Sharpe, John &
Manning Marie
Bull Road
Washingtonville, NY 10992

County of Orange
255-275 Main St.
Goshen, NY 10924

DeFreese, Reuben & Margaret
Bull Road
Washingtonville, NY 10992

Ferrari, Lodoveco & Josephine
MD 1 Bull Rd.
Washingtonville, NY 10992

Lyll, Derek & Cathleen
c/o Lyll, John D. & Renee
119 Bull Rd.
Washingtonville, NY 10992

Cassidy, Raymond & Lisa
232 Shaw Rd.
Rock Tavern, NY 12575

Ferrari, Paul
Bull Rd.
Washingtonville, NY 10992

Saltini, Flora E. & Peter
104 -24 37th Road
Corona, L.I., NY 11368

Bure, George & Ida
552 Nordhoff Dr.
Leonida, NJ 07605

Vermilling, James E. & Dolores
MD 1 Bull Rd.
Washingtonville, NY 10992

DeFreese, Rueben Samuel & Deborah A
Bull Rd.
Washingtonville, NY 10992

Huston, Edmund &
Murphy, Eleanor
122 Bull Rd.
Washingtonville, NY 10992

Perrini, Barbara & Pasqua
124 Bull Road
Washingtonville, NY 10992

Orange County Property Holding Corp
18 Peterbush Dr
Monroe, NY 10950

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 34

Request of Joseph Zaccaro and Laura J. Zaccaro

for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Local Law to
permit construction of a single family residence
on an existing undersized lot

being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-12 - Table of Use/Bulk Regs. - Col. C
for property situated as follows:

on Bull Road in the Town of New Windsor and further
described as Section 55, Block 1, Lot 55.1 on the
Tax Maps of the Town of New Windsor.

SAID HEARING will take place on the 10th day of
August, 1987, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Jack Babcock.
Chairman